



Otter Creek Commercial Plat 1

Meeting Minutes

Plan & Zoning Commission Meeting

Tuesday, April 6, 2010

Ankeny City Hall – City Council Chambers
410 W. First Street, Ankeny, Iowa

CALL TO ORDER

The April 6, 2010 meeting of the Plan & Zoning Commission was called to order at 6:40 pm by Chairman T.Ripper.

ROLL CALL

Members present: T.Anliker, J.Austen, D.Fliger, D.Godwin, S.Lawrence, S.Odson, G.Pareti, T.Ripper, L.Voigt. Staff present: E.Jensen, E.Carstens, S.Perkins, T.Kuhn.

BUSINESS ITEMS

Item #5. Otter Creek Commercial Plat 1 Preliminary Plat

Staff Report: E.Carstens presented an aerial drawing and the plat drawing and reported that Otter Creek Commercial Plat 1 Preliminary Plat is located at the northwest corner of the intersection of Interstate 35 and NE 36th Street. Eight commercial lots and 4 outlots are proposed along a new street, NE Otterview Circle which will line up with the entrance to Albaugh Headquarters to the south. The 14.15-acre plat is zoned C-2 with use restrictions. The four outlots, platted to keep floodplain off of the developable lots and will be tied to the adjacent lots. E.Carstens advised the Commission that the street length in excess of 700 feet exceeds the Code 500-foot limitation on cul-de-sac length; and because of that the developer is proposing a 10-inch public water main instead of the typical 8-inch. The developer has proposed to increase the street width and size of the right-of-way of a typical commercial cul-de-sac to allow for turn-a-rounds as well as the addition of additional turn lane pavement at the intersection of NE Otterview Circle and NE 36th Street. E.Carstens stated that the developer and city staff are proposing two-outbound lanes from the cul-de-sac; the 37-foot pavement to allow the 3rd lane is typically cost participated by the City. An 8" sanitary sewer main will be extended from the southwest corner of the development along NE 36th Street, then north along the west side of NE Otterview Circle. Storm water in the development flows west to Otter Creek, storm water detention will be provided with the development of each lot. Staff recommends the Commission recommend Council approval including waiving the 500-foot cul-de-sac standard length and authorizing cost participation for the extra turn lane onto NE 36th Street.

L.Voigt asked what the street width is and what is normally required. E.Carstens responded that the cul-de-sac width is 31-foot back-to-back, normally a 27-foot or 29-foot width is required for commercial development.

D.Godwin asked how the property will line up with the new interstate interchange and how close a street entrance can be to the interstate ramps. E.Carstens responded that the right-of-way line will stay the same, as the interchange shifts to the east of the existing lanes. He said there

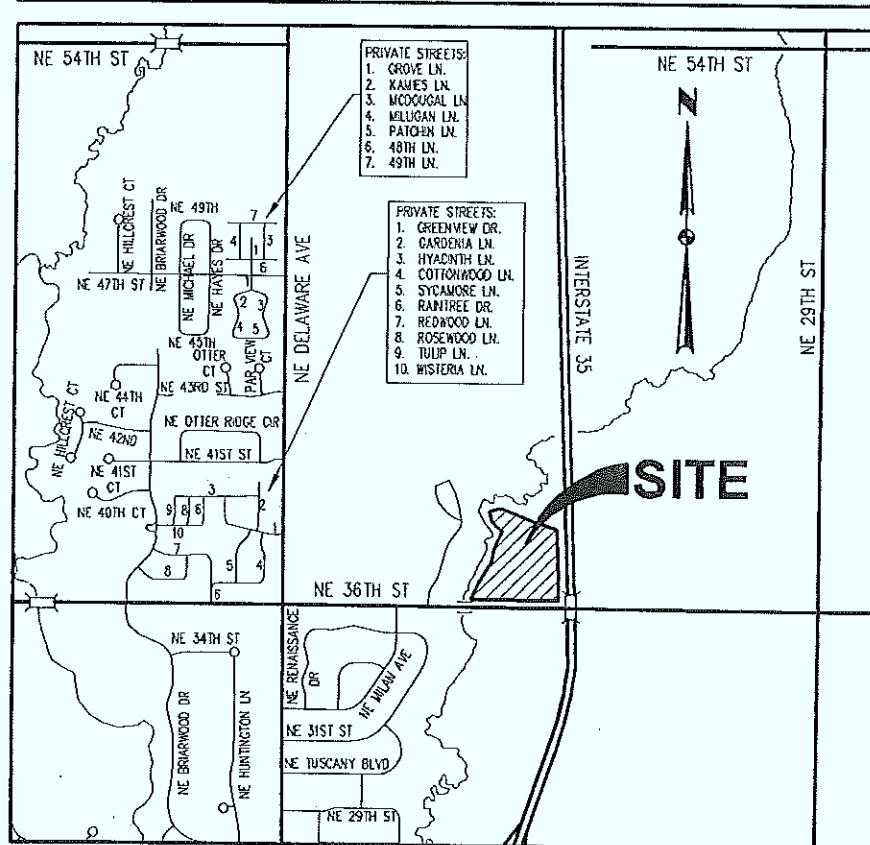
is a note on the plat restricting access to NE 36th Street from Lots 1 and 8 and a note identifying the first access point on NE Otterview Circle.

D.Godwin asked if there are other cul-de-sacs in Ankeny that exceed 500-feet. E.Carstens responded that he has not researched that, he said the Code suggests that when a cul-de-sac exceeds 500-feet, special notice needs to be taken for turn-a-rounds and access by fire equipment.

T.Ripper asked what the plans are for the lots. Dean Roghair, CDA representing the applicant, stated the vision on the west side is to have office users with walk-outs overlooking the creek and golf course; along the interstate there may be restaurants, a convenience store or bank.

Motion by T.Anliker to recommend City Council approval of Otter Creek Commercial Plat 1 Preliminary Plat, recommend City Council waive the limitation of the 500' standard for the cul-de-sac length and recommend City Council authorization of cost participation for the oversizing of street pavement to allow an additional turn lane onto NE 36th Street. Second by L.Voigt. All voted aye. Motion carried 9 – 0.

VICINITY MAP



ANKENY, IOWA



city of
Ankeny
bringing it all together

*Plan and Zoning Commission
Staff Report*

Meeting Date: April 6, 2010

Agenda Item: Otter Creek Commercial Plat 1 Preliminary Plat

Report Date: April 1, 2010

Prepared by: Eric Carstens, AICP
Associate Planner

Staff Request:

That the Plan and Zoning Commission recommend City Council approval of Otter Creek Commercial Plat 1 Preliminary Plat, recommend City Council waive the limitation of the 500' standard for the cul-de-sac length and recommend City Council authorization of cost participation for the oversizing of street pavement to allow an additional turn lane on NE Otterview Circle at its intersection with NE 36th Street.

Project Summary:

Otter Creek Commercial Plat 1 preliminary plat proposes the development of eight commercial lots and four outlots located at the northwest corner of the intersection of Interstate 35 and NE 36th Street. The 14.15 acre property is zoned C-2, General Retail, Highway Oriented and Central Business Commercial District with use restrictions. The eight commercial lots will be accessed by a new street, NE Otterview Circle. The four outlots contain floodplain and will be deeded with and owned by the adjacent lot owners. This will keep floodplain off of the developable lots and will eliminate the need for flood insurance on those lots.

Project Report:

- Streets:** There is one new street (NE Otterview Circle) proposed with this development to provide access to the commercial lots. All access to this development will come from NE Otterview Circle and there is a note on the plat restricting driveway connections to NE 36th Street. The developer is requesting that City Council approve the proposed cul-de-sac length, which is approximately 740'. The standard cul-de-sac length is 500'. The developer has increased the street width and size of the right-of-way to mitigate the additional street length. The developer is also requesting the City cost participate in additional turn lane pavement at the intersection of NE Otterview Circle and NE 36th Street.
- Water:** A 10" public water main will be extended along the east side of NE Otterview Circle. The 10" main would be an increase from the typical 8" water main. The developer is proposing this increase due to the length of the cul-de-sac and because the water main will not be part of a looped system at the end of the cul-de-sac.
- Sewer:** An 8" sanitary sewer main will be extended east from the southwest corner of the development along NE 36th Street. The 8" main will then be extended north along the west side of NE Otterview Circle.
- Drainage:** Storm water in this development flows west to Otter Creek. Storm water detention will be required and reviewed as part of each site plan approval process.